

Aldreds
Estate Agents

30 Trafalgar Court
Great Yarmouth, NR30 2LX
Asking Price £80,000



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, Great Yarmouth, NR30 2LX

Aldreds are pleased to offer this rare opportunity to acquire a purpose built ground floor apartment with the benefit of allocated parking. The property is set within a secure private development a short walk from both the sea front and main town centre. The accommodation comprises security entry to the communal entrance, entrance hall, living room, kitchen, bedroom and a bathroom. Outside there are communal grounds and an allocated car parking space. The property also benefits from double glazed windows and electric heating. An early viewing is recommended.

Common Entrance Hall

Security entry phone, wood panelled door to:

Entrance Hall

Electric heater, tiled flooring, built in airing cupboard housing the hot water cylinder, doors leading off to:

Living Room

13'8" x 9'9" (4.17 x 2.98)

Electric heater, wooden flooring, double aspect double glazed windows, tv point.

Kitchen

9'1" x 7'3" (2.77 x 2.22)

Modern cream shaker style fitted kitchen with wall and matching base units with work surfaces over and splashbacks, built in electric oven and hob with extractor hood over, space and plumbing for a washing machine, part tiled walls, single drainer one and a half bowl stainless steel sink unit, tiled flooring, recess for a fridge/freezer, double glazed window.

Bedroom

10'6" x 9'8" (3.21 x 2.97)

Double glazed window, electric heater.





Bathroom

8'7" x 4'2" (2.64 x 1.28)

White suite comprising panelled bath with electric shower fitting over, part tiled walls, tiled flooring, electric fan heater, pedestal wash basin, low level wc.

Outside

There are communal grounds with a bin store and parking. The property also has the benefit of an allocated car parking space.

Tenure

Leasehold

125 year lease which commenced in 1988.

Service charge and ground rent payable of £1793.58 per annum - can be paid in two six monthly payments

Services

Mains water, electric and drainage.

Council Tax

Great Yarmouth Borough Council - Band 'A'

Location

Directions

From the Yarmouth office head south along South Quay, turn left into Nottingham Way. turn right and immediately left into St Peters Road, at the mini roundabout turn left into Nelson Road Central, at the traffic lights turn right into Trafalgar Road, Trafalgar Court can be found towards the bottom on the right.



Floor Plan

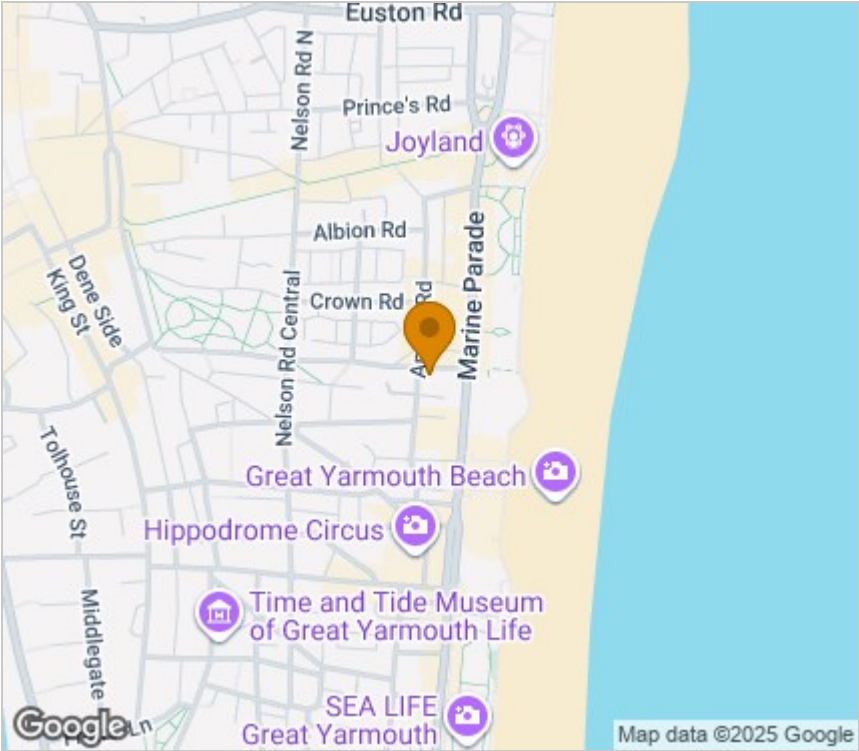


Viewing

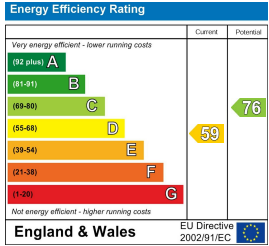
Please contact our Aldreds Great Yamouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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